

**5 NORTHFIELD COTTAGES
WEST CALDER
EH55 8EE**



STEWART WATT & CO.
RESIDENTIAL PROPERTY



A delightful two-bedroom, mid-terraced house situated in the much sought-after town of West Calder. Benefiting from well-proportioned room sizes and is just a short walk from all necessary amenities and transportation links.

VIEWING BY APPOINTMENT ONLY
CALL 0131 337 9692

OFFERS OVER £120,000

- Popular residential area
- Two Double Bedrooms
- Fully fitted Kitchen
- Family Bathroom
- Ample storage throughout
- GCH & Double Glazing
- Enclosed front & rear Gardens





LOUNGE/DINING ROOM:

A large, open-plan lounge and dining area featuring dual-aspect windows that allow an abundance of natural light. Featuring an electric fireplace with a marble-effect hearth traditional wooden mantelpiece, and offering ample space for a good-sized dining area.

KITCHEN:

A modern, fully-fitted kitchen equipped with both wall and base-mounted units, a stainless steel sink and drainer, a gas hob, ample storage space, and essential white goods. Additionally, the kitchen has a door providing access to the rear garden.

BEDROOM ONE:

A front-facing double room on the upper floor with three spacious built-in storage cupboards.

BEDROOM TWO:

A double room located on the upper floor, featuring a built-in cupboard and views over the rear garden.

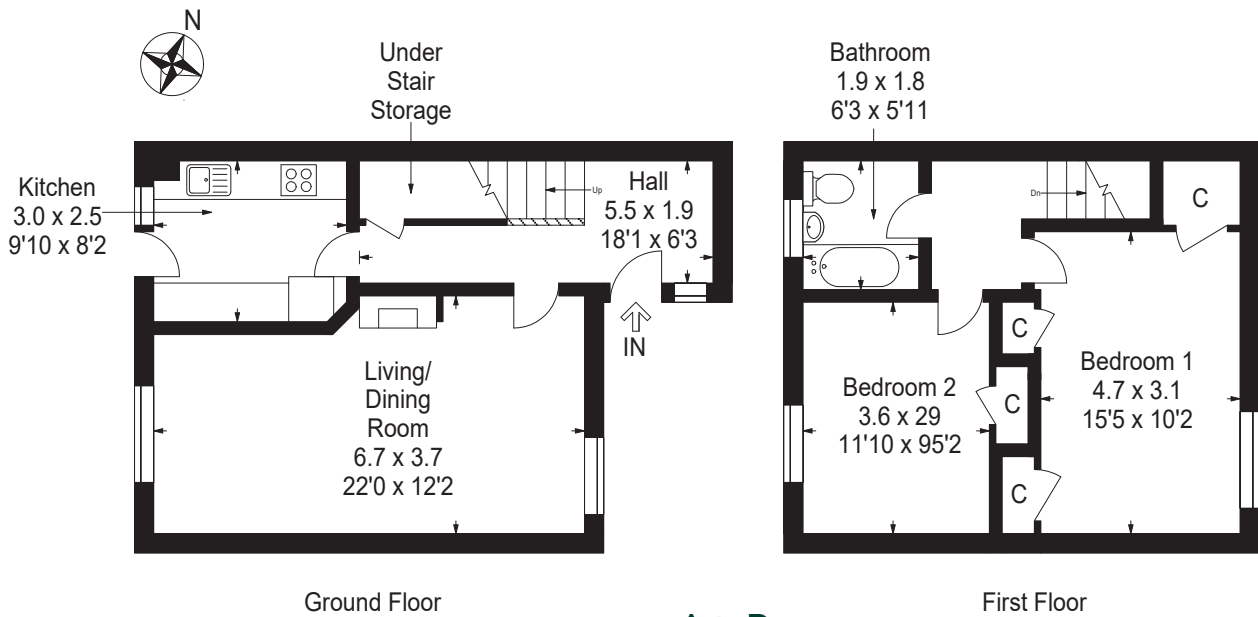
BATHROOM:

Located on the upper floor is the family bathroom fitted with a wall-mounted heated towel rail and a three-piece suite consisting of a WC, wash hand basin, and bath with an overhead electric shower.

EXTERNAL:

The front garden is fully enclosed, featuring a combination of a slabbed pathway, gravelled side areas, bushes and shrubs. The rear garden is also fully enclosed and fully slabbed, providing a low-maintenance outdoor space. Additionally, there is a large garden shed included in the sale and approx. 50 yards from the house is a shared car park.

West Calder offers a range of local amenities including a Co-Op supermarket, post office, doctors' surgery, chemist, restaurants, hairdressers, takeaways, and a flower shop. Excellent road links to the M8 and M9 motorways, along with a train station offering regular services to Edinburgh and Glasgow, make it ideal for commuters. The town has good bus services and schooling from nursery, primary to high school. Just four miles from Livingston, residents have access to additional services including supermarkets, a cinema, bars, restaurants, sports facilities, banks, and a variety of shops at The Centre and Livingston Designer Outlet.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

VistaBee © 2024

Home Report Value: £125,000

Council Tax Band: A

EPC Band: C

Extras: Included in the sale are all fitted floor coverings, light fittings, blinds, curtains, garden shed and white goods; Fridge/freezer, washing machine and gas cooker.



Stewart Watt & Co.
202 Dalry Road
Edinburgh
EH11 2ES

DX ED166
Telephone: 0131 337 9692
Fax: 0844 682 5529
Email: law@stewartwatt.co.uk